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Art A  
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Quebec (etc). City Engineer & Fire

## INSTRUCTIONS

TO

### ARCHITECTS SUBMITTING COMPETING DESIGNS

FOR THE

### NEW CITY HALL

QUEBEC



Each design or set of designs, i. e., each separate sheet thereof, including specifications, bills of quantities and estimates, shall bear a distinctive Motto—one and the same throughout—so that plans and papers relating to one design may not get mixed up with those of another.

Each set of designs shall be accompanied by a letter bearing the same Motto on the envelope, and the competitors' signature and address within, not to be opened until final adjudication.

As stated in the advertisement calling for plans, the cost of the new building or buildings shall not exceed a sum of \$200,000, including the Recorder's Court and officies, the Police, Fire and Fire alarm departments and lodgings in the upper portions of the building for the chiefs or sub chiefs of said three departments, and lodgings, for the guardian or house-keeper, and for the overseer of the premises.

\$1,500.00 will be awarded for the best design, \$1,000.00 and \$500.00 for the 2nd and 3rd best designs, respectively. The premiated designs will be retained by and remain the property of the City ; other designs will be returned to their respective owners or authors.

The designs after having been exhibited to the public, during a week or more after their reception, shall be adjudicated on by a committee or board to be chosen by His Worship the Mayor, the chairman of the Road Committee and the City Engineer.

All plans shall be made on good drawing paper and drawn to a scale of one eighth ( $\frac{1}{8}$ ) inch to one foot. Any constructive, distributive or decorative detail requiring illustration shall be drawn to an enlarged scale of say  $\frac{1}{8}$  inch to one inch, or larger if necessary.

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The ground plans and sections shall be done in distinctive colors for stone masonry, brick masonry, iron and wood work; as blue, grey, &c, for masonry and cutstone; red, carmine or vermillion for brick work, yellow or sienna for wood work; or other tints provided there be references on each sheet explanatory of the same. Iron joists and concreting to be shown on sections and appropriately indicated as such and an enlarged section given of portion thereof.

Elevation, drawings and perspective views to be done in india ink, sepia or other neutral tint and no coloring to be used.

Shades and shadows, if any, shall be proportional and not, for the sake of effect, show projections greater or less than they really are.

The set of designs shall comprise a block plan drawn to a scale of  $\frac{1}{16}$  inch to a foot, showing extent and position of building or buildings; the lot being as per accompanying sketch, 300 ft. on Ann street (now 30 ft. wide but to be widened to 60 ft.) as from A to F; 343 ft. from G to B, on Garden st. and Basilica square; 355 ft. from H to E, bounded on that side towards the West by the remaining half of the Jesuits vacant lot; towards the North on Fabrique st., which has been widened to 55 ft. as from B to C 225 ft. along said street; and 213 ft. from B to D with, at B, an obtuse angle of some  $109^{\circ}$  while from C to D (with C acute) the distance is 76 ft. and from D to E, on a line parallel to Anne st., 97 ft.

The building is to be put back 50 ft. from Garden st. or Basilica square, and say also 50 ft. from Fabrique st. thus throwing it up to a higher level and the facade on Ann st. should be about 100 ft. therefrom after it is widened to G H; but projections of central or other portions of facades and porticos may trench on these reserved spaces.

With the exception of some two feet of earth and a few feet of loose rubbish here and there the excavation may be assumed all rock and of the Utica slate formation; the stone from which may be used for concrete; the balance of it, if any, remaining on the ground to be used by the City for sub macadam purposes.

Each set of designs shall comprise a ground plan of foundations, sub basement, basement, first or main floor, 2nd floor, 3rd floor, and of each other floor if any and attics, and a roof plan showing every feature thereof, as seen from a bird's eye view, including flat and sloped roofs, roofs of dormers, projection of eaves, chimneys and saddles, valleys and ridges, skylights and scuttles if any, cresting, &c., in full.

Chimney stacks shall be shown on roof plan in horizontal section or top view over capping, in their true and relative positions or as they will be, where they outcrop from the building; a slight amount of deviation being of course admissible in building the flues to roof level when in walls or undetached; but such as in no way to impede, which is too often the case, the draught and the possibility of sweeping.



This clause as to chimnies is insisted on, as it is not at all unusual with unscrupulous architects, and with a view of causing the plans to look effective, to show chimnies in elevation at points altogether different from their true positions on the ground plans.

All flue deviations from the vertical to be shown in the sections and care to be taken that no chimney stack occurs at or near a valley, where it may impede the free discharge of snow from roof.

The plans shall comprise longitudinal and cross sections ; partly through corridors, showing stairs, room doors with head lights over, if any, and other features ; partly through rooms, showing windows, &c., and of every separate portion of the buildings, where differences occur in the dimensions or forms of roofs, &c., and all differences of level in floors, if any, and stairs or steps from the one to the other, be thus indicated.

The plans shall comprise separate isometrical elevations of the several facades on Basilica square, Fabrique st., Ann st., &c., and a perspective view, isometrical or aerial of the two principal fronts together or of the building as a whole, as it will appear at a point opposite the obtuse angle of the ground at the corner of Fabrique and Garden streets.

If the Recorder's Court, and whether with or without the Council Chamber over it, be a detached or separate building, in the rear or elsewhere, separate elevation plans shall be made thereof and sections complete, and in a word all plans, sections and elevations necessary fully to illustrate the entire design in its distributive, constructive and decorative features.

Special attention shall be devoted to the position of nests of closets and urinals ; closets, kitchen and slop sinks for the residing families, and to the effective ventilation thereof and drainage therefrom, and care shall be taken that they be not put in dark and out of the way corners, but on the contrary in well lighted situations with windows, if possible, or effective side or head lights.

Complete sets of specifications shall accompany the plans, and they shall be made out on separate sheets type written, under the different headings of excavation and refilling, levelling, &c.; drainage ; stone and brick masonry, cut stone work ; iron joists and girders, if any ; concrete flooring, &c. ; cast and wrot. iron and steel work, if any ; carpenters work, joiners work, inclusive of window and door and other iron mongery therefor, &c. ; plasterers work ; plumbers work ; painting and glazing ; roof sheeting ; eaves gutters and conductors and roof plumbing if any ; iron cresting, gas tubing, &c.

Heating apparatus, its position, size of mains and where laid, number and area of radiators, &c.



In the

### SUB BASEMENT

*Say 10 to 15 feet high on Fabrique street.*

(This margin is allowed on account of and to suit the great difference of level between Ann and Fabrique streets.)

shall be placed the fire brigade, including a large room or apartment some 3,600 ft. area for fire apparatus, steam pumps, reels, hook and ladder vehicles, horses, &c. This room shall have easy access to Fabrique st., level and may, for the purpose, have its floor sunk to the required level, and the room thus made loftier (15 to 20 ft., more or less), than the adjoining portions of the sub basement to be used for other purposes and access to which may be had on either side by the requisite number of steps in corridors.

The sub basement shall also comprise, the hose and harness makers' shop

With an area of say.....	400	square ft.
Hose tower, 60 ft. high.....	300 to 400	"
Store room, one or more.....	400	"
Harness room.....	200	"
Hay and oats, &c.....	600	"
Vegetable, coal and wood cellars say at north west end, and to the rear for chief of fire brigade, above.....	300	"
The same for chief of police, above.....	300	"

And towards angle on Fabrique and Garden streets.

Room or space for furnace or heater.....	400	"
Coal cellar or cellars for building.....	600	"
Heating engineers room.....	200	"
Stokers room.....	200	"
Vegetable cellar or cellars for guardian, above.....	400	"
Wine cellar for same, say in a tower at angle .....	200	"
Lifts from sub basement to attics, say at or near angle or intersection of the wings, on Fabrique and Garden sts., or Basilica square, for use of guardians family above, and one at or towards north west and south east and south west ends of building respectively for use of families of chiefs of fire and police depts., and family of supt. of fire alarm telegraph and of overseer of premises at south east angle. ....	200	"
Two or more stair ways to basement floor level.....	400	"
W. C. for stokers, firemen, &c., or may go up and use those in basement above.....		
Total.....		

### BASEMENT

*Say 10 to 15 feet high.*

(Margin allowed on account of and to suit great difference of level, between Ann and Fabrique streets.)

This floor the central portion whereof at the angle on Fabrique and Garden streets may be devoted to the Police Dept., the level being such as to allow of an entrance from Garden st., near Fabrique st., must comprise a drill or parade room..... 1000 square ft.



Store room.....	200	square ft.
Chief of police.....	300	"
His private room.....	200	"
Safe, say in a tower at angle.....	200	"
Deputy chief.....	200	"
Spare room or private cell.....	200	"
Detectives .....	300	"
A nest of say 10 cells of 6 x 8 for prisoners and passage thereto.....	700	"
A nest of closets and urinals for policemen and prisoners, &c.....	200	"
Stairs up to and near dock end of Recorder's Court.....	100	"

Also towards north west end and over fire brigade in sub basement.

Firemen's dormitory or dormitories for 15 men.....	1500	square ft.
Firemen's dressing room with nest of wash basins.....	400	"
Private dressing room and waid robes.....	200	"
Chief of fire brigade.....	400	"
His private room and W. R.....	200	"
Fire chiefs' reception room.....	400	"
Nest of closets and urinals for firemen.....	200	"
Depty. chief.....	200	"
Infirmary.....	400	"

Also towards South West end and under Recorder's Court or offices on first floor.

Space for records.....	2000	square ft.
Records of City Treasurer and accountants depts.....	800	"
Records City Engineer, Roads and W. W., together.....	800	"

Also cellars for family use of chief of Fire Alarm telegraph department, and overseer of premises above.

### FIRST OR MAIN FLOOR

*Say 15 to 18 ft. high, more or less.*

Recorder's Court room with sepaate entrances for the judge, the lawyers and the public. The first (may be) from Ann st., lawyers, &c., from Basilica square, the last from Fabrique st.....	2400	square ft.
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N. B.—Should the court be made a separate building, additional height might be given to form a gallery for the public ; or if ceiling thereof be on level of 2nd floor of bdg., with council chamber above, aditonal height might be had by lowering the floor and having steps down to it from first or main floor of City Hall ; but unless with sufficient height, galleries need not be introduced.

Say in wing facing on Ann st. and towards centre and west end thereof.

Recorder's reception room.....	600	square ft.
Recorder's office with entrance to and near bench of court room.....	400	"
His private room W. C. and W. R.....	200	"
Cleik of court, office.....	400	"
His private room W. C. and W. R.....	200	"
Clerks, one or two rooms.....	400	"

And towards centre of wing on Garden st. and handy to Court room.

Bailiffs.....	200	square ft.
Lawyers room.....	400	"
Witnesses room.....	400	"
Messenger.....	200	"



## FINANCE DEPARTMENT

Say towards angle on Fabrique and Garden streets; partly southward and mostly westward thereof.

City Treasurers office facing Fabrique st.....	400	square ft.
His private room W. C., et W. R., facing Basilica square or <i>vice versa</i> ...	200	"
Safe, say in a tower at angle.....	200	"
Messenger.....	200	"
Assistant treasurer.....	300	"
His private room.....	200	"
City auditor.....	300	"
Check clerk and others, 2 or more rooms.....	1000	"
Clerk in audit dept.....	200	"
City accountant.....	300	"
Clerk or assistant.....	200	"
Finance committee room.....	600	"
Assessors room, for 2 of them.....	400	"
Another room for the 2 others.....	400	"
Safe room.....	200	"
City bailiffs, one or two rooms.....	600	"
Waiting room and messengers, 2 rooms.....	600	"

And towards South East angle.

City legal advisers.....	300	"
Their private office.....	150	"
City notary and papers.....	400	"
His private office.....	150	"
St. Sauveur lawyers.....	300	"
St. Sauveur notary.....	150	"
Head health officer.....	300	"
Sub health officers and in any suitable position.....	300	"
Committee room for national societies and eventualities, sales room of market and other revenues, &c.....	600	"
Say three flights of public stairs, one on Fabrique st., one on Basilica square, one on Ann st.....	2200	"
Nests of closets and urinals say in Ann st. and Garden st. wings, that on Fabrique st., being in basement.....	400	"

Together.....

## 2nd FLOOR

*Say 15 to 18 feet high, more or less.*

Towards south west end, say Mayors' reception room and to be used for civic dinners, ball suppers, etc.....	1200	square ft.
Mayors office.....	400	"
His ante-room.....	400	"
His private room W. C., and W. R.....	200	"

And say at South East angle.

The City clerk's office.....	500	"
Antichamber .....	400	"
City clerk private office W. C., and W. R.....	200	"
Asst. City clerk.....	300	"
Room or rooms for clerks.....	400	"



And say towards centre of wing on Garden street.

Committee room for Market, Health, Fire dept., and By-laws.....	600	square ft.
Councillors ward-robe.....	600	"
Members room.....	400	"
Council chamber, say.....	2400	"

N. B.—The Mayor and City Clerk must reach thier seats at head of room without passing through body of hall, or say from Ann st. The members and persons admitted to floor of chamber, by a side entrance, say from Basilica square, and the public by an entrance at end of chamber opposite the *chair* or say from Fabrique st. These vomitories towards the 3 streets will allow of emptying the hall in a moment in case of a panic.

The double seats and desks for 30 members, aldermen and councillors, and others for reporters and City Clerk's table, railings, &c., to be all movable, so the chamber may be turned into a ball room with the large rooms of 600 ft. and 800 ft above mentioned used as reception rooms, parlors, &c., with a toilet room and W. C., for ladies..... 400 square ft.

### CITY ENGINEERS DEPARTMENT

*Say at angle on the two streets and extending partly southward but mostly westward.*

City Engineers office facing Fabrique st.....	400	square ft.
His private office W. C., and W. R., facing Basilica square or <i>vice versa</i> .	200	"
Safe, say in a tower at angle.....	200	"
Assistant City Engineer.....	400	"
His clerk.....	200	"
Clerks office.....	200	"
Manager W. W.....	400	"
Private office.....	200	"
W. W., committee room.....	600	"
Roads committee room.....	800	"
Chairman of W. W., committee.....	300	"
Accountant Roads and W. W.....	200	"
Chairman Roads committee.....	400	"
His private room, W. C., and W. R.....	200	"
Draughting room, Roads, Market, Health, Fire, Ferry depts.....	600	"
Draughting room W. W., dept.....	600	"
Room for deposit of specimens of building materials, paving, drainage pipes, hydrants, meters, &c.....	400	"
Contractors room for examination of plans and specifications for tendering and work under construction.....	400	"
Foremen's room.....	300	"
Say 3 flights main stairs (Mayor's staircase on Ann st., officers &c., staircase on Basilica square, staircase for public from Fabrique st.)....	2200	"
Nest of closets and urinals.....	200	"

### 3RD OR ATTIC FLOOR

Or as the case may be: partly 3rd floor as in central corps of building and partly attics as in wings, say 12 ft. or more high.

#### FIRE ALARM TEL. DEPT.

Say in central portion of wing on Basilica square.

Chiefs room.....	400	square ft.
His private room and W. R.....	200	"



Instrument room.....	800	square ft.
Battery room.....	400	"
Battery room may be still higher up as in attic over 3rd floor.		
Store room.....	200	"
Work shop.....	300	"
Tool room.....	300	"
Or these two last may be in attic over 3rd floor, and a large room or space of say 600 to 800 ft. reserved or to be utilized on festive or other occasions by ladies and others having access to the Mayor's gallery and ladies gallery in council chamber. The council chamber extend- ing in height from floor of 2nd story to ceiling or roof of 3rd or attic story, and thus affording the height for gallery above mentioned or may be made still higher if advisable by trenching on roof space over, with separate entrances thereto as required : as, ladies from Ann st., public from Fabrique st., officers and others from Basilica place... 2400		"

### LODGINGS

Say at south east angle and near fire alarm Dept., a suite of rooms for Chief of Fire Alarm Dept., comprising, kitchen with fire place, pantry and closet, W. C. and sink.....	400	"
Parlor say.....	400	"
Dining room, with grate.....	300	"
7 bed rooms, say.....	1500	"
Say at north west end, a suite of rooms for chief of police as kitchen with fire place, pantries, W. C. and sink.....	400	"
Parlor.....	400	"
Dining room.....	300	"
7 bed rooms, together.....	1500	"
Between north west end and angle at Garden st., or Basilica square, suite of rooms for chief of fire brigade, kitchen and fire place, dining room and parlor with grate on this floor, with pantries, closets and sink together.....	1000	"
Stairs to attic over 3rd floor.....	300	"
And in attic over, say for bed rooms.....	1500	"
At centre of building on Fabrique and Garden streets, a suite of rooms for the guardian or house-keeper, comprising kitchen and fire place scullery W. C. and sinks.....	500	"
Dining room with grate.....	300	"
Office facing say on Basilica square.....	200	"
Parlor with grate facing, say on Fabrique st.....	400	"
Store room.....	200	"
Safe say in a tower at angle.....	200	"
7 bed rooms, together say.....	1500	"
Suite of rooms at south west end for overseer of premises composed as above of kitchen, parlor, dining room and 7 bedrooms say.....	2600	"

Total.....

### ROOF PLAN

On 4th floor level or level of attics over 3rd floor of central corps of building occupied, that on Fabrique street, as already stated, by bedrooms of chief of fire brigade and that on Basilica square by battery, store, tools and work rooms of fire alarm Dept.....	9000	"
Promenade areas on roofs of attics over 2nd floor or wings, the cresting answering as railings thereto, say 10 or more ft. in width and some 250 ft. in length, more or less, including length of corridors through attics over central corps.....	2500	"



### REMARKS

The tower alluded to as containing safes on the several floors at corner of Fabrique st. and Basilica square, might be erected at that point to break the angle and terminated at top as a clock tower rising above roofs.

The hose tower, which for purpose of hanging and drying hose, need not be more than 60 ft. high, if erected on higher ground at rear of building, at or near west end or convenient to the large room or space of 3600 ft. for engines and reels, &c., might be built up to any additional height, and thus form a distinctive feature of the block of buildings to be erected.

While the general facades on Fabrique st. and Garden st. or Basilica square are at 50 ft. from said street, and the Ann st. facade at 100 ft. from said street ; the central corps on each street, might project some 10 ft., more or less, as also towards the rear, giving a total depth of 80 ft. or so, and the end and intermediate portions being 57 to 60 ft. in depth from out to out, thus allowing for rooms 20 ft. deep or thereabouts, with 9 to 10 ft. corridors, 2½ to 3 ft. outer walls of stone and 1½ to 2 ft. corridor walls of stone or brick or stout enough to bear iron joists and concrete floors.

From what precedes, it will be inferred that the outer walls are supposed to be of stone, say in random coursed masonry with cut stone trimmings, quoins, cornices, &c ; as brick, even the best, is very perishable in such a climate and if not so on account of the brick itself, still so by the multiplicity of joints.

There should be porticos to the central corps, facing on Basilica square and Ann st., where on festive or other occasions, ladies and others may get out of and reenter their carriages under cover of rain and shine.

Should the Recorder's Court room and Council chamber over it not be placed in the rear as removing it too far from the entrances on Basilica square and Fabrique street and Ann, and should a portion of the main building be devoted to the purpose, to wit : either one of the central corps or a wing or portion of a wing ; in such case, another wing extending westward from south end of building and facing on Ann st. and parallel thereto, but at a distance of 100 or more from Ann st. to afford parade ground for police and firemen, might be built to replace the space taken up by bringing said Court and Council chamber within the precincts of the City Hall proper.

As far as the money will go, it is hoped the building can be made with fire proof floors and at any rate each Department or at least those of the Recorder, City Clerk, City Treasurer and City Engineer, should have some good sized fire proof rooms with iron doors, where plans and papers may be kept in nests of drawers and pigeon holes without the necessity of storing them in ordinary safes, where there is insufficient room for them without so crowding them as to render it almost impossible to get at them when required.



Designs shall be prepared for iron roofs and estimates made of the probable cost thereof, so that they may be erected instead of wood, should the appropriation suffice or an additional vote be obtained therefor in time for their erection.

In mentioning the W. Cs. for others than the Mayor and Recorder, it may be difficult without unduly increasing and complicating drainage from the building to afford absolutely separate conveniences for the heads of departments as City Clerk, Clerk of the Recorder's Court, City Treasurer, City Engineer and Chairman Roads, &c., nor is this absolutely necessary if, of the general nest or nests of closets on each floor, the above mentioned heads of departments have a W. C. separate therefrom and a separate door thereto; while, as to the chiefs of Police, Fire and Fire Alarm, residing as they will do in the building, their own family closet will suffice. The grade being on the rear line of building continuously downward from south end or wing facing Ann street to west end on Fabrique street; the nests of and separate closets for general use, the separate closets for the five lodgings in attics or 3rd floor, and the separate closets for Mayor, Recorder and heads of departments alluded to, should if possible, be towards rear of building, and have their outlets into a main drain running along rear of building at a sufficient distance therefrom (some 10 ft., more or less) which would turn down into Fabrique st., west of north west end of building; there being no drainage on Basilica square; and to save tearing up basement and sub-basement floors to get at drainage in case of chokage, it is suggested that after passing through the flooring where the closets are situated, the same be continued in cast iron pipes, lead jointed and hermetically staved and sealed, along and attached to walls of cellars, record vaults or of other basement or sub-basement store rooms, shops, stokers, harness or harness makers rooms, &c., from ceiling to floor thereof vertically or diagonally, as position of closets above may require to floor of same near outer walls or to any height above flooring thereof, to suit level of main drain along the rear already mentioned, and continued through the rear outer walls to their junction with the said main drain.

If the design comprise promenade decks to higher roofs of central corps facing on one or more of the three streets or whether central or not, with ornamental iron cresting for a railing around them, the same should be reached by flights of cheap wooden or iron stairs from the levels to which other stairs extend and easily manipulated counterpoised scuttle covers be provided for access thereto, and the same to roof of clock or other tower if not designed to terminate in an apex.

Which regard to material to be employed, we would use as far as possible our own native produce.

Quebec or Gauvreau cement, for instance, may be specified for concreting; as though not considered for some purposes, where great adhesiveness or cohesive strength is required, as strong as Portland, it may suit just as well when only under compression as in filling in to floor level over the half brick arches



between the iron joists or even, when sufficiently thick, over a reticulated net work or meshed support of flat or strong hoop iron instead of brick arches, if less expensive and where joists are sufficiently close to introduce the same.

Cut stone cornices, belt courses if molded, quoins and trimmings to openings must be of Deschambault or Terrebonne stone which can be had of suitable sizes, and can be delivered by the C. P. R. at the "Palais" Quebec, at 60 cts per cubic foot.

Courses, where no mouldings occur, such for instance as on 18 to 24 inch course weathered or bevelled to finish off the basement with plain or bevel edged or stop chamfered quoins and trimmings for basement and sub basement might very appropriately be specified to be of Mikouik granite (gneiss or bastard granite) to be brought in by the Lake St. John Railway and can, like the Dechambault and Terrebonne, be had of any size and be delivered at the "Palais" at 60 cents per ft. cube; while the cutting of it is more expensive on account of its extreme hardness and very great wear on tools. This granite has a distinctive whitish and somewhat greenish tint though slightly darkened as compared to the Terrebonne and Deschambault carbonate by the hornblende it contains, as seen in the coping to the enclosure wall around the new Court house Quebec and elsewhere, and forms as do also the (when cut) Deschambault and Terrebonne with a filling in or ashlar of a darker stone such as that from the Racey quarries at Beauport, which should be used in preference to quarry faced Deschambault stone, which is of too light a grey to form a pleasing contrast or allow the cut trimmings to stand out sufficiently as distinctive features of the design: a very suitable finish.

Moreover while the Deschambault rock faced stone for random coursed work can not be delivered ready to lay at the Palais for less than 40 cents a sup. ft., the Beauport similary prepared can be delivered by cart direct to the upper town for less than 40 cts, say 35 cts, and then to the 40 cts cost of the Deschambault is to be added that of cartage to the upper town some 5 cts more per sup. ft. and say 10 cts a cubic ft. for transportation from Palais to Basilica level, of all the dimension stone whether from Deschambault, Terrebonne or Lake St. John to be used for trimmings as aforesaid.

The Beauport carbonate from the old Racey quarries can be had any thickness from 4" the minimum which should be allowed in random coursed work for such a building to 22 inches, which might be laid coursed (not random coursed) in basement and sub basement in say 15" to 18" courses rock faced, but all of one thickness, or if not and courses of different height be used, there be not one of greater laid over one of less thickness which never satisfies the eye.

As to brick work, no outer work in brick being contemplated, if any brick be specified, it may be of our own Quebec manufacture or very good brick can be had at St. Thomas de Montmagny 30 miles below Quebec, from Capt. Bernatchez, M. P. P. of the steamer Montmagny, who will deliver it at the



"Palais" wharves at \$5.00 per thousand or even may be cheaper though perhaps of smaller size from St. John or other parishes above Quebec City on the St. Lawrence.

Lime for mortar can be had good and plentiful from Beauport, a few miles from Quebec delivered on site of bdg. at say 15 cts. a "minot" equal to about  $1\frac{1}{3}$  cubic ft., and good sharp river sand from the bed of the St. Charles at low tide delivered at upper town for 60 cts. a load or 5 cts. a minot ( $1\frac{1}{3}$  cubic ft. to the minot).

In estimating cost of material "in the work" masons may be had from \$2.00 to \$2.50 per diem; brick layers at from \$2.50 to \$3.50 for inside work; labourers at from \$1.25 to \$1.50 per diem; plasterers say \$2.00 to \$2.50 or by the yard 30 cts. inclusive of lathing; carpenters and joiners at \$1.75 to \$2.25. plumber and boy at 25 to 30 cts. per hour; roofers \$2.00 to \$2.50 per day; blacksmiths, \$2.00 to \$2.50; painters and glaziers, \$1.75 to \$2.25 or by the yard including materials, 1st coat, 6 cts.; each additional coat, 5 cts.; graining 40 cts., including under coats.

All doors inner and outer (except where specified to be of some kind of hard wood, as oak, black walnut, mahogany or cherry for front entrances, doors to Council Chamber, &c., should be grained in imitation of some dark wood and varnished, as though first cost of so doing be greater, the varnished grain many times outlives the plain painting; that is, it remains clean for years while the white or tinted unvarnished becomes so much soiled in a few years as to require recoating every 4 or 5 years.—Nevertheless such rooms as the Mayor's and other large rooms to be occasionally used for festive purposes, including council chamber, &c., may be done, ceilings, walls and all, in such style as may be specified by the competing architect.

Of course, though the amount appropriated be insufficient for much style throughout a bdg. of such a size; nevertheless nothing else can well be used for desks and seats, hand rails, tables, closet seats and fronts than some species of hard wood to be oiled and varnished, as ash for closets, mahogany, black walnut or cherry for council chamber with hand rails to galleries and doors to match; while the Recorder's court fittings and doors and gallery rails and floor may appropriately be of oak or hard birch.

Stair treads can hardly be of aught else but 2., oak as more durable and less costly than the soft brands of stone usually used for the purpose and easier and cheaper to replace; but slate may be specified, of thickness not likely to break; and stair landings, the floor of the Council chamber and corridor floors, or so much of them as the money will suffice to so finish, may be in variegated tiles, hexagonal or octagonal with squares and heavy, broad and handsome hand rails of some dark and rich wood may be specified for stairs, supported on stout balusters of the same material on thick and strong oak carriages; or the balusters replaced by handsome wrought iron work, or plain wrot. iron with ornamental cast iron trimmings, neatly bronzed, or done in appropriate dark green to designers taste; or cast iron treads, and risers of



ornamental open work, and the carriages also of iron ; as, however plain the building must be to suit the money, we must, even at a few thousand dollars additional expense introduce some features worthy of the old capital.

Room floors and of corridors where not tiled, may be of narrow (4" to 5") 2" spruce deals as more durable and less expensive than pine at present quotations and to prevent warping, must be nailed to stout battens say 4" deep dove-tail shaped on under surface that the concrete may prevent them from drawing, or where no concrete can be afforded, to spruce joists say 3" to 4" x 15" at 2 ft. centres with 4" (driven blind headed) nails 4" long to every joist with tongued and grooved butts on joists ; while certain other floors in basement as of record rooms, heaters, cellars, &c, may be paved with common Beauport flagging not necessarily squared but in rough mosaic with joints flushed with cement on a rough concrete foundation bearing on rock or on stone filling between joists or on strong rough wooden flooring where joists occur.

The fire places for kitchens and for coal grates, mentioned in lodgings, in attics and 2nd floor, may be arranged in walls, separating wings or end and intermediate portions of building on the 3 streets to from ornamental features flanking high roofs of each of the central corps on said 3 streets if so designed, with other chimney flues rising from heater in basement, from Mayors reception room, fire alarm work shop, &c.

The building even though with fire proof floors, of iron joists and concrete, should be divided say into 6 or 7 sections, having no other communication between them than by the corridors running through the three wings from end to end, or at any rate so as to afford communication between all the departments without having to go out of the bdg. and reinter it for that purpose, and sliding or folding iron doors should be provided to shut off these corridor openings through walls, so that in case of fire in any section, the other sections may be protected from even such amount of heat and smoke as the wooden trimmings, furniture and upholstery in said section may give rise to.

Openings for doors in corridor walls may be left say opposite all or most of the windows of the front and rear facades, thus allowing of more easily and cheaply making rooms or offices to suit convenience as it is so much easier and less expensive to build up a door way than to break one out where required, and that the spare door ways or openings can be made cupboard of, closets or wardrobes with or without head lights over them as over doors for uniformity, ventilation, light to corridors, &c.

It will have been inferred ere this from the allusions to entrances from the 3 streets to Recorder's Court below and to Council chamber and galleries thereof above, that the building containing these is supposed to be situated in the enclosure formed by the 3 wings, and thus allowing of their being thoroughly lit and ventilated direct from the open and this arrangement favors not only facilities for entering from all sides, but which is of paramount



importance, of emptying the bdg. as already stated, in a few moments or minutes in case of fire or a panic.

It will also be inferred that these instructions to competing architects have been prepared from a set of sketches drawn approximately to scale, of each floor of the bdg. and in fact this is what should always be done to render the instructions of value to the architect, and prevent the party drawing up the instructions from asking for more or much less space or area on any one floor of a bdg. than it can afford under the same set of roofs.

The clock and hose towers alluded to are not, of course, exclusive of any others which may appropriately be introduced at other points to be utilized as safes in the Mayor's, Recorder or City Clerk sections of the bdg., and of which the portions above roofs may be made features in the general design.

Ends of corridors may be utilized as messengers' or clerks' rooms, by being cut off by glazed partitions and doors, which need not extend to ceilings.

Dormers or attic windows, especially where necessarily more crowded towards the rear angles must be kept away from angles and valleys so as not to impede the free discharge of snow from the roofs.

It is better there should be on each floor spare space than a lack thereof as there is always some use to be made of it not thought of in designing a building.

The level of the ground at 100 feet from Ann st., where the southern facade is supposed to be, being at say 90 ft. or 10 ft. below datum level at A, and the level of front on Fabrique st. at 50 ft. therefrom, being say at 63 to 73 or 68 ft. average, that is 22 ft. below level of front on Ann st. gives 22 ft. height for the basement and sub-basement and, as the level of 1st or main floor on Ann st. side, can hardly be made less than 5 ft. above level of ground that the facade on that side may not appear to be unduly low nor too low as regards the level of Ann st. and Garden st.; we thus get 27 ft. for height of these two floors or say 24 ft. exclusive of thicknesses of floors or about 12 ft. for each of these basement and sub-basement stories.

This arrangement will afford good light to vaults or record rooms in basement on Ann st. and Garden st. and to mayor's and other cellars, and police cells, &c., and will only give say twelve 6" steps for mayor, recorder, ladies, &c., to ascend from Ann st. side to level of first or main floor.

Now as the ground falls some 7 ft. from the Ann st. side level to about centre of facade on Basilica square, this added to the 5 ft. would be too high for stairs; and the 50 ft. back from Garden st. or Basilica place will allow of throwing up the level of ground on that side, so that only from 5 to 7 ft. shall remain to be stepped up; while the remaining 5 to 7 ft. may be overcome on an easy grade from Garden st. or Basilica square by taking in the necessary sweep of ground to effect the desired object. And again as already



alluded to, the level at facade on Fabrique st. at about centre of length of same, where the large room for the fire brigade may be, being some 10 ft. above level of roadway of said street, which would be too steep a descent for horses, engines, &c., (only 4 or 5 horizontal to one vertical), the best mode of overcoming the difficulty would appear to be to lower the floor of the engine room by some 5 to 7 or 8 ft. as may be deemed suitable ; which as far as the engine room itself is concerned, will only add to its appearance by making it from 17 to 19 or 20 ft. high while the adjoining portions of the sub-basement remain say at 12 to 15 ft. high, the difference made up by steps from the one to the other.

The engine room (3600 ft. area or thereabout) should be unobstructed, except by the necessary No. of iron columns to support from proper girders the corridor walls above and the iron and concrete ceiling over it.

Any other required information can be applied for to the undersigned.

CHS. BAILLAIRGÉ,

*City Engineer.*



PLAN of the JESUITS' LOT on which the NEW CITY HALL,  
QUEBEC, is to be built.

PLAN du TERRAIN DES JESUITES sur lequel doit être bâti  
le nouvel HOTEL DE VILLE de Québec.



